



FOR LEASE

SHOPPES ON LITTLE CREEK

2,100 +/- GSF, CLASS A OFFICE AVAILABLE

- Located on Hanes Mall Blvd. retail corridor, this site is nestled between the 400 unit LOFTS multi-family living community and shares an intersection with Target, Hobby Lobby, Ashley Furniture, Ulta, Kohl's, Michael's & more.
- Well-positioned with easy access to I-40, 421 and Hwy 158.

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PROPERTY OVERVIEW

1255 CREEKSHIRE WAY, STE 220
WINSTON-SALEM, NC 27103

- 2,100 +/- GSF executive office space with break room, conference room, server room and reception area
- Lit signage on building front
- Walkable lifestyle development located on Hanes Mall Blvd. with easy access to Stratford Rd, Hwy 421 & I-40
- Lease Rate: \$21.00/SF, Full Service

DEMOGRAPHICS	3 MI.	5 MI.	7 MI.
POPULATION	58,589	141,741	250,366
HOUSEHOLDS	27,272	64,206	105,688
MEDIAN AGE	40.9	40.5	38.7
AVG. HH INCOME	\$96,860	\$107,834	\$99,314

LADD FREEMAN

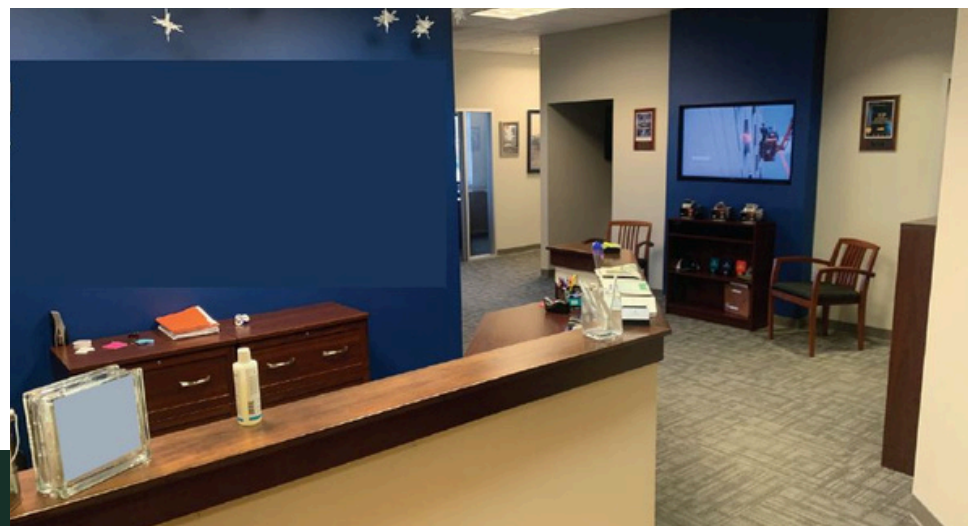
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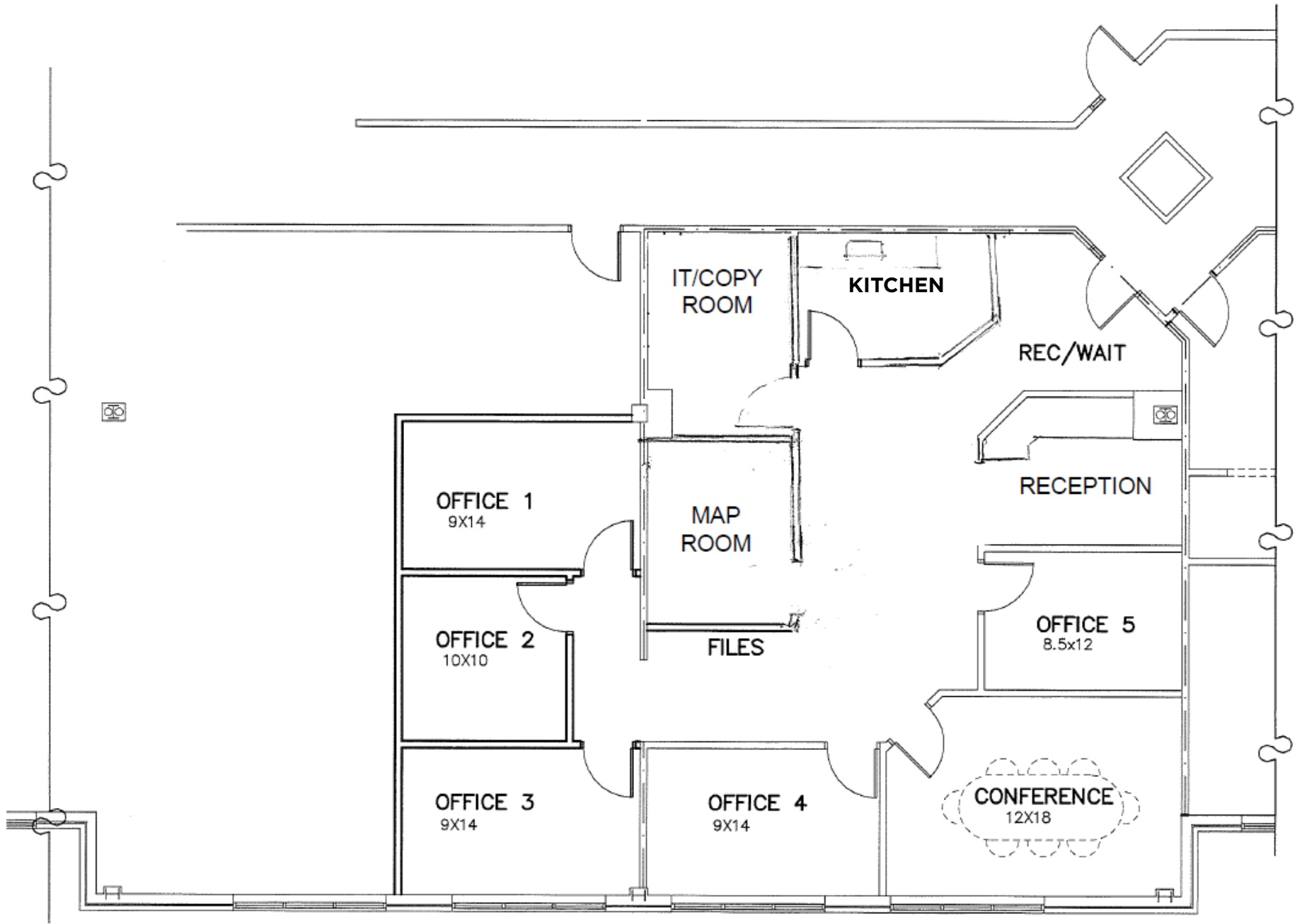
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Shoppes on LITTLE CREEK

The Shoppes on Little Creek is a dynamic mixed-use development conveniently located on Hanes Mall Blvd. The lifestyle design offers an opportunity in a growing market with space ideal for full or quick-service restaurant, retail shop, coffee shop, medical professional retail and much more.

Logos for various tenants and services:

- UMI Japanese Steakhouse Sushi Lounge
- CRUST & CRAFT
- Jersey Mike's SUBS
- THE LOFTS
- AT&T
- Bank OZK
- FIVE GUYS BURGERS and FRIES
- Winston-Salem WINE MARKET
- Duke Eye Center
- Massage Envy SPA
- EYEMART EXPRESS
- ETHAN ALLEN
- Edward Jones INVESTMENTS
- BUFFALO WILD WINGS
- To Your Health
- YAMAS MEDITERRANEAN STREET FOOD
- WINSTON WEALTH MANAGEMENT
- RED WING SHOES
- FIREBIRDS WOOD FIRED GRILL
- BlueCross BlueShield



FREEMAN | COMMERCIAL REAL ESTATE

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LOCATION OVERVIEW



Shoppes On Little Creek

- YAMAS
- Jersey Mike's
- CRUST & CRAFT
- ETHAN ALLEN
- RED WING SHOES
- FIVE GUYS
- ME Massage Envy
- at&t
- BankOZK
- BUFFALO WILD WINGS

- BACKYARD MEATS
- NTB
- ZAXBY'S
- Residence Inn Marriott

The Lofts at Little Creek
APARTMENTS

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